

BLOCK 4 PT LOT 5 IN OR 748/902
R621566 & R621567
EX S-2 & PT S-3

ROBERSON DONNA M E/EGGER JIMMIE N
43110 RATLIFF ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0051



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 6															
Exterior Wall	05	AVERAGE 100	0800	02	2,023	129.3600	109.96	222,449	1994	1994	0	0	0	70.00	30.00	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 50% - 1996													Heated Area: 1782															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1996															
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 90																													
Interior Floo	08	SHT VINYL 10																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2.5 100																													
Frame	02	WOOD FRAME 100																													
Stories	1.	1. 100																													
Units		0 100																													
Quality			04	Quality Level 04																											
DOR CODE			0200 MOBILE HOME																												
MAP NUM																MKT AREA			08												
NEIGHBORHOOD/LOC			8005.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,782	100	1995	1,782	58,785																										
FOP	170	30	1995	51	1,682																										
UCP	648	20	1995	130	4,289																										
USP	120	50	1995	60	1,979																										
TOTALS			2,720		2,023	66,735																									
EXTRA FEATURES						43110 RATLIFF RD, CALLAHAN																									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
1	1242	WD DECK A	0	50	9	24	216.00	SF	10.00	10.00	100	1986	1986	3	20	432															
2	1242	WD DECK A	0	50	8	8	64.00	SF	10.00	10.00	100	1994	1994	3	20	128															
3	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480															
4	0510	GARAGE WD-	0	50	14	20	280.00	SF	28.00	28.00	100	1996	1996	3	23	1,803															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000100	C	RES	50	0006	OR	0.00	0.00	3.73	AC		1.00	1.00	1.00	30,000.00	30,000.00	111,900														
REVIEW DATE 06/15/2022 BY TWA Total Acres: 3.73 Total Land Value: 111,900 Market: 0 Agricultural: 0 Common: 111,900 PRINTED 07/30/2025 BY SYS																															

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